

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

C15-2011-0009

ROW #

10536639

0116001421

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2529 Harris Blvd.

LEGAL DESCRIPTION: Subdivision – Pemberton Heights Section 2 & 3

Lot(s) 2 Block 11 Outlot Division

I/We Scott Murray on behalf of myself/ourselves as authorized agent for
Dianne White Delisi affirm that on January 4, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☒ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Add a screened porch addition at rear of home.

Impervious Coverage

46.2%

in a Residential SF-3-NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Screened porch addition would exceed allowable impervious coverage percentage of the lot by approximately 1%.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The screen porch would provide security and a protected entrance to the rear of the house. Currently, the only doors accessing the backyard are through the master bedroom and the neighbors to the rear view directly into both the doors and rear window.

- (b) The hardship is not general to the area in which the property is located because:

South neighbors' driveway encroaches over property line by approximately 40 square feet and North neighbors' rock wall encroaches over property line by 68 square feet. The total of these exceeds the area of the proposed screened porch addition.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The screen porch addition would be in character with existing house and not impact adjacent property.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Scott Murray Mail Address 1109 Cecelia St
City, State & Zip Taylor, TX 76574 email fruz7@hotmail.com
Printed Scott Murray Phone 512-698-7291 Date 1/4/11

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Dianne W. Delisi Mail Address 2529 Harris Blvd
City, State & Zip Austin, TX 78703
Printed Dianne W. Delisi Phone 254 760-0250 Date 1/4/11



BOARD OF ADJUSTMENTS

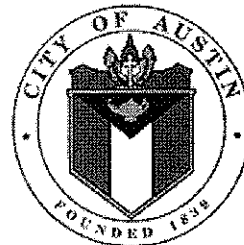
CASE#: C15-2011-0009
 LOCATION: 2529 HARRIS BLVD
 GRID: H24
 MANAGER: SUSAN WALKER



SUBJECT TRACT



ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Walker, Susan

From: S. Murray [fruz7@hotmail.com]
Sent: Monday, January 31, 2011 2:01 PM
To: Walker, Susan
Cc: dianne delisi
Subject: Impervious cover 2529 Harris Blvd.

Hi Susan,

The addition of the screened porch would put the total impervious cover of the lot at 46.2%. Thank you for your help with this and please call me if you need any additional information.

Scott Murray
698 7291

1/31/2011



PERMIT NO: 2

2529 HARRIS B

City of Austin BUILDING PERMIT

Type: RESIDENTIAL

Status: Active

Issue Date: 12/07/2010

EXPIRY DATE: 06/05/2011

LEGAL DESCRIPTION

Lot: 2 Block: 11 Subdivision:

SITE APPROVAL

ZONING

SF-3-NP

PROPOSED OCCUPANCY:

WORK PERMITTED: Addition and Remodel

ISSUED BY: Zulema Flores

Addition to create screened porch and remodel to enclose carport to create garage and move electrical service to new wall.

| | | | | | | | |
|------------------------------|--------------------------------------|-----------------------------------|---------------------|---------------------|-------------------|------------|----------------------|
| TOTAL SQFT New/Addn: 105 | VALUATION Tot Val Rem: \$1,500.00 | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS 1 | UNITS 1 | # OF PKG SPACES 2 |
| TOTAL BLDG. COVERAGE 2461 | % COVERAGE 35.1 | TOTAL IMPERVIOUS COVERAGE 3134 | % COVERAGE 44.75 | # OF BATHROOMS 2 | METER SIZE 5/8 | | |

| Type | Date | Status | Comments | Inspector |
|-------------------------|------|--------|----------|----------------|
| 101 Building Layout | | Open | | Douglas McAfee |
| 102 Foundation | | Open | | Douglas McAfee |
| 103 Framing | | Open | | Douglas McAfee |
| 104 Insulation | | Open | | Douglas McAfee |
| 105 Wallboard | | Open | | Douglas McAfee |
| 109 TCO Occupancy | | Open | | Douglas McAfee |
| 112 Final Building | | Open | | Douglas McAfee |
| 114 Continuance of work | | Open | | Douglas McAfee |
| Deficiencies | | Open | | Douglas McAfee |

Note: This is the permit to build the screened porch



City of Austin BUILDING PERMIT

PERMIT NO: 2010-104367-BP

Type: RESIDENTIAL

Status: Active

2509 HAINES BLVD

Issue Date: 12/07/2010

EXPIRY DATE: 06/05/2011

| | | |
|---|---------------|------------------|
| LEGAL DESCRIPTION: Lot: 2 Block: 11 Subdivision: | SITE APPROVAL | CONING RE-NO- |
|---|---------------|------------------|

| | | |
|---------------------|--------------------------------------|--------------------------|
| PROPOSED OCCUPANCY: | WORK PERMITTED: Addition and Remodel | ISSUED BY: Zulema Flores |
|---------------------|--------------------------------------|--------------------------|

Addition to create screened porch and remodel to enclose carport to create garage and move electrical service to new wall.

**Permits/Approved plans must be
posted on jobsite. A layout
inspection/Pre-con must be
made prior to beginning construction.**

| | | | | | | | |
|------------------------------|--------------------------------------|-----------------------------------|---------------------|---------------------|-------------------|------------|----------------------|
| TOTAL SQFT New/Addn: 105 | VALUATION Tot Val Rem: \$1,500.00 | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS 1 | UNITS 1 | # OF PKG SPACES 2 |
| TOTAL BLDG. COVERAGE 2461 | % COVERAGE 35.1 | TOTAL IMPERVIOUS COVERAGE 3134 | % COVERAGE 44.75 | # OF BATHROOMS 2 | METER SIZE 5/8 | | |

| | | | |
|--|--|---------------------------------------|-------------------------|
| <u>Contact</u> Applicant, Scott Murray, Murray Construction General Contractor, Scott T. Murray, Murray Construction | <u>Phone</u> (512) 698-7291 (512) 698-7291 | <u>Contact</u> Owner, Diane Delisi | <u>Phone</u> (512) - |
|--|--|---------------------------------------|-------------------------|

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|---------------|-----------|--------------------------------|--------|-----------|----------|--------|------|
| Building Permit Fee | 74.00 | 12/7/2010 | Initial Residential Review Fee | 100.00 | 12/7/2010 | | | |
| Fees Total: | 174.00 | | | | | | | |

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

Inspection Requirements

Building Inspection Electric Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

| | |
|---------------------------|---|
| <u>Comments:</u> | |
| Residential Zoning Review | Date: 12/07/2010 Reviewer: Margaret C Howard-Heretakis |

By Accepting Or Paying For This Permit You are Declaring That You are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

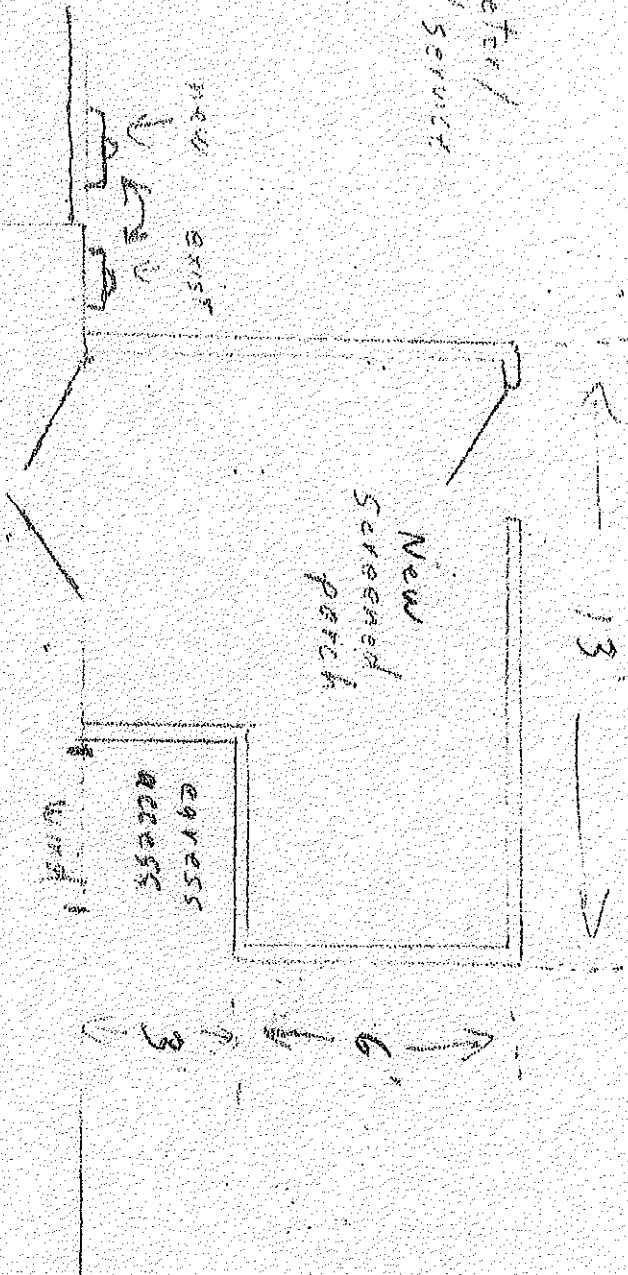
New Screen Porch Addition

2529 Harris Blvd.

REVIEWED FOR ZONING ONLY
JUL 4 12/7/2010

move exist meter/
elect panel/serve

EXIST
CARPORT

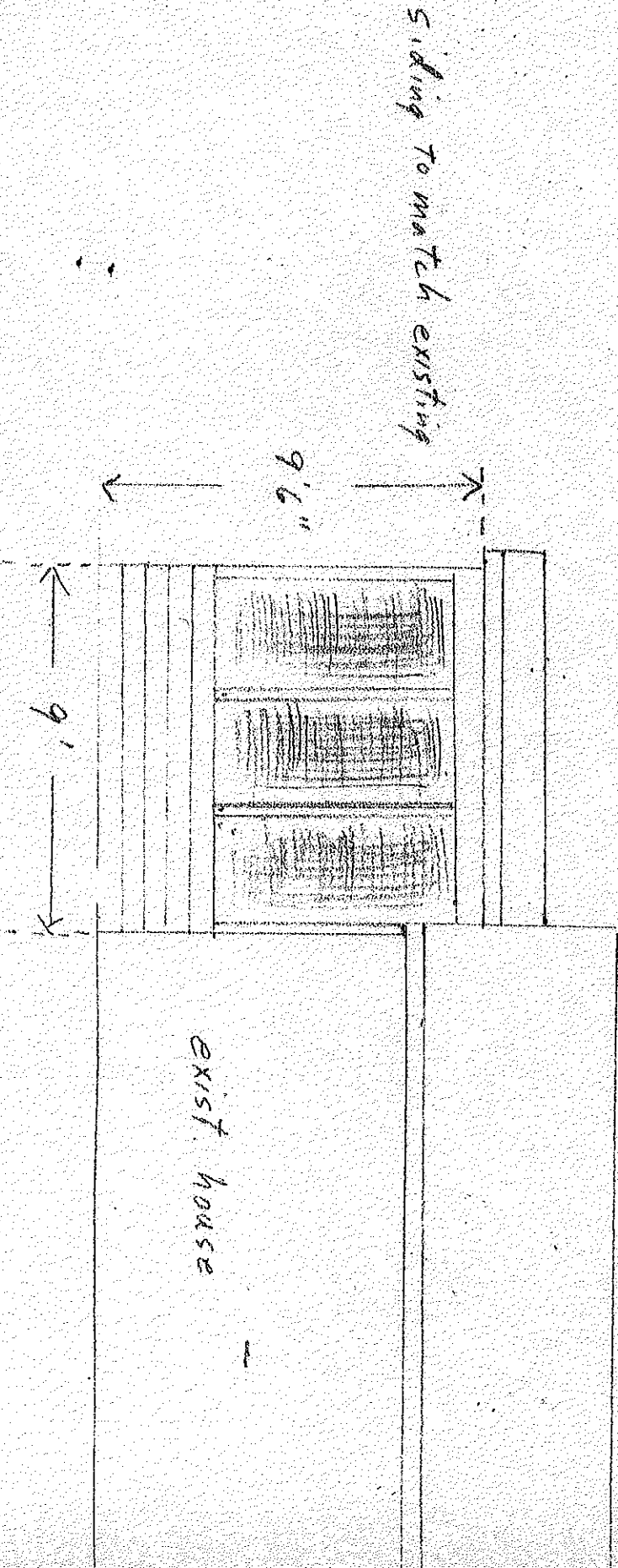


Scale 1/4" = 1'0"

M. Bodin

New Rear Screen Porch Addition
2529 Harris Blvd.

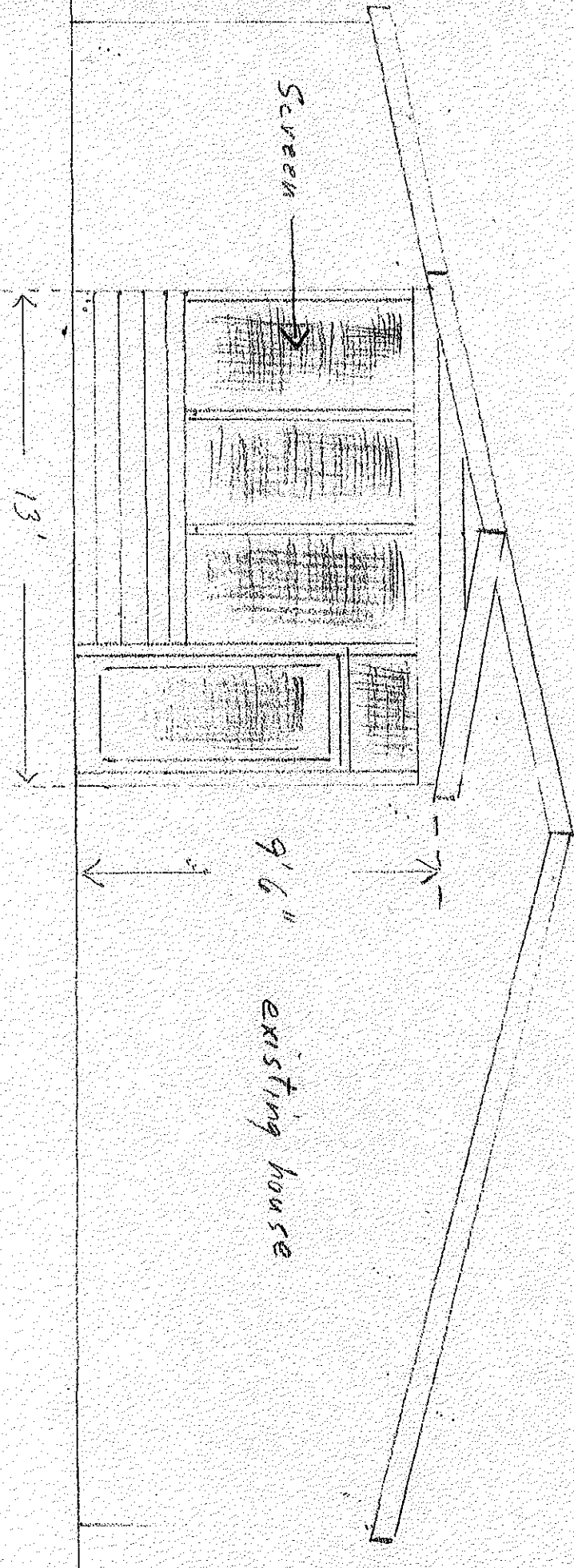
REVIEWED FOR ZONING ONLY
Jett 12/7/2016



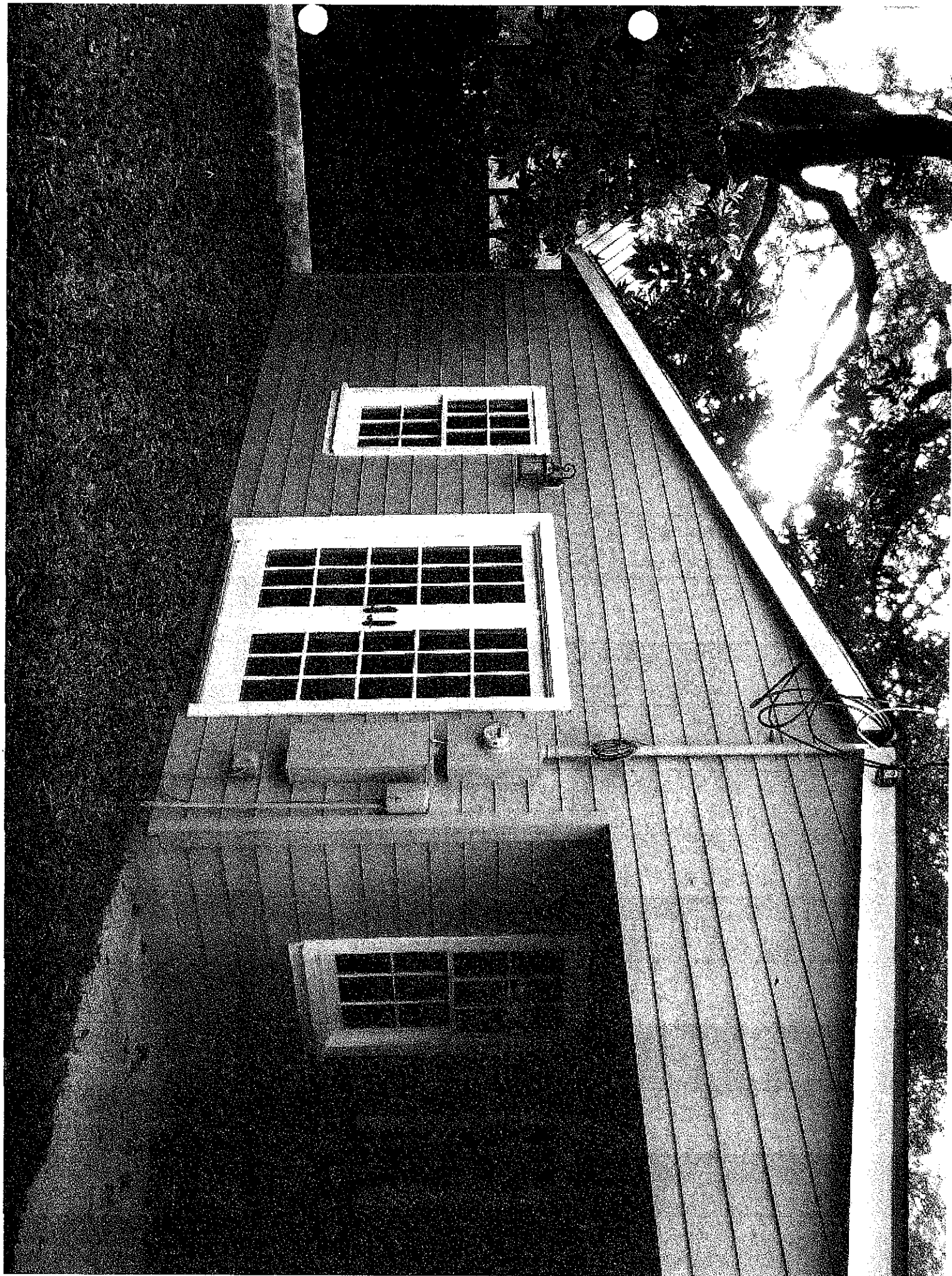
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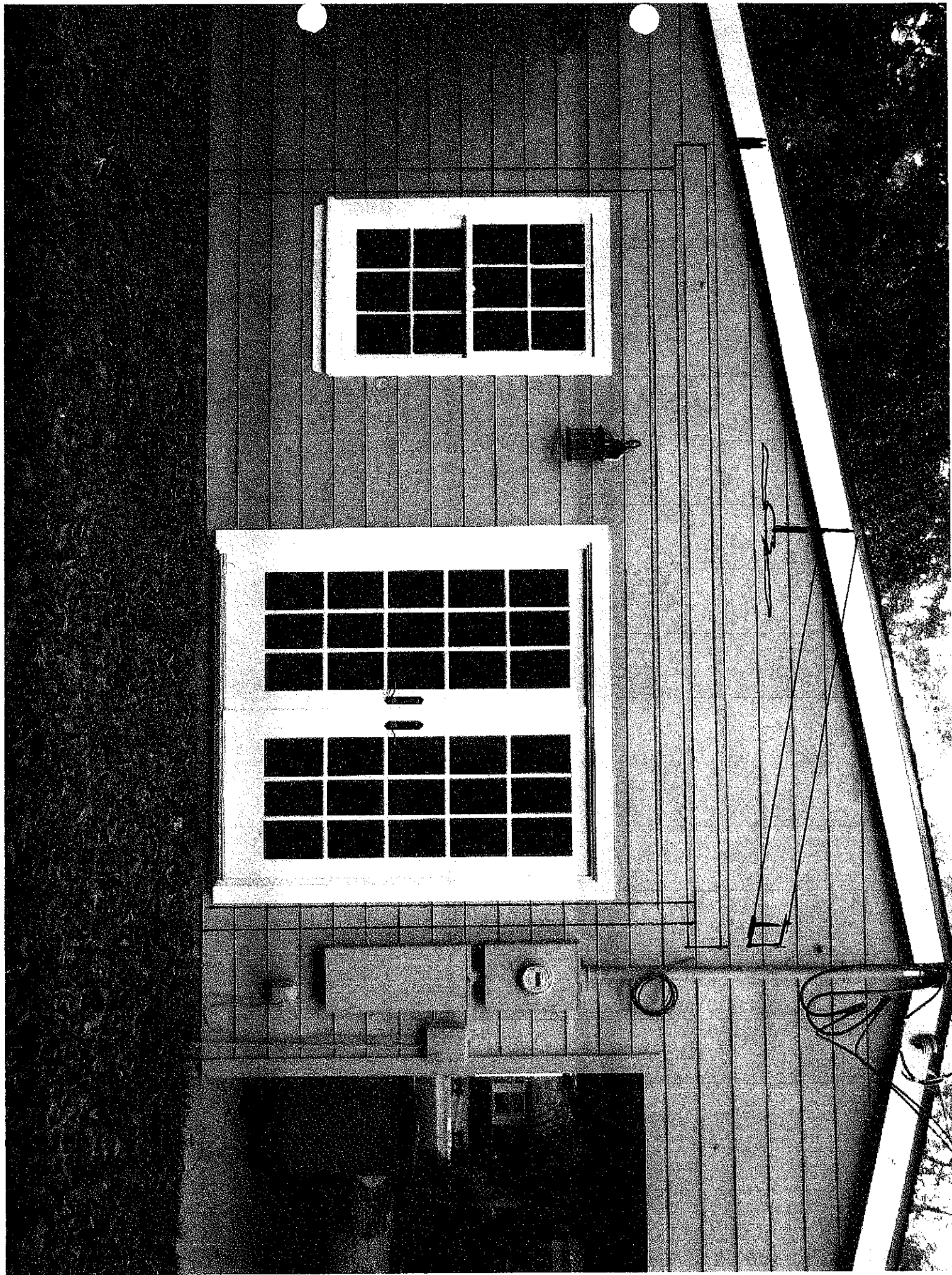
New Rear Screen Porch
2529 Harris Blvd.

REVIEWED FOR ZONING ONLY
JWH
12/7/2010

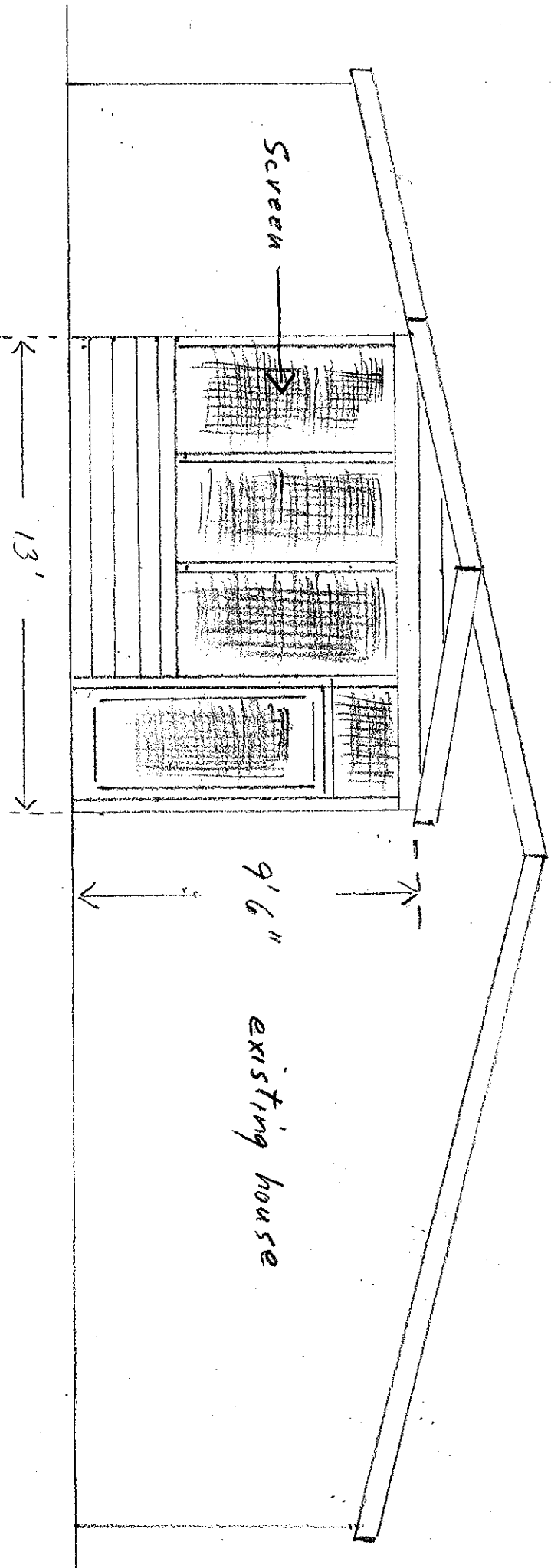


Scale 1/4" = 1'0"



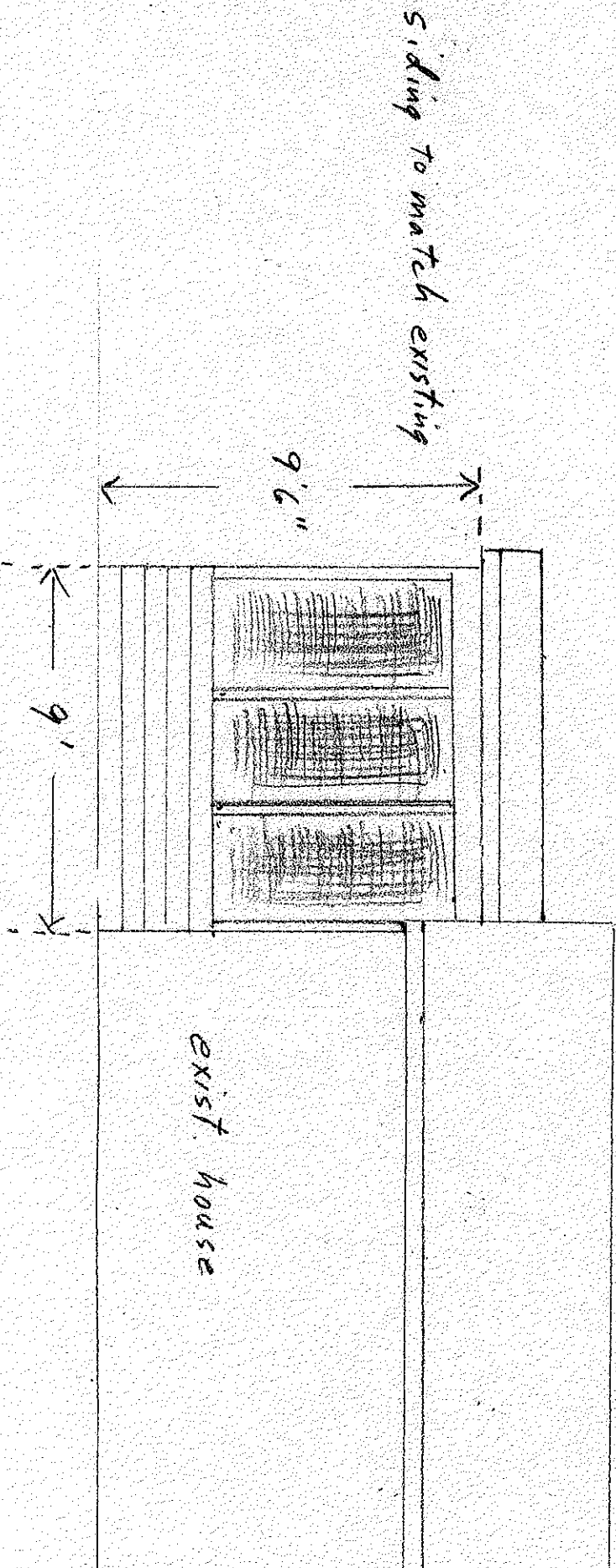


New Rear Screen Porch
2529 Harris Blvd.



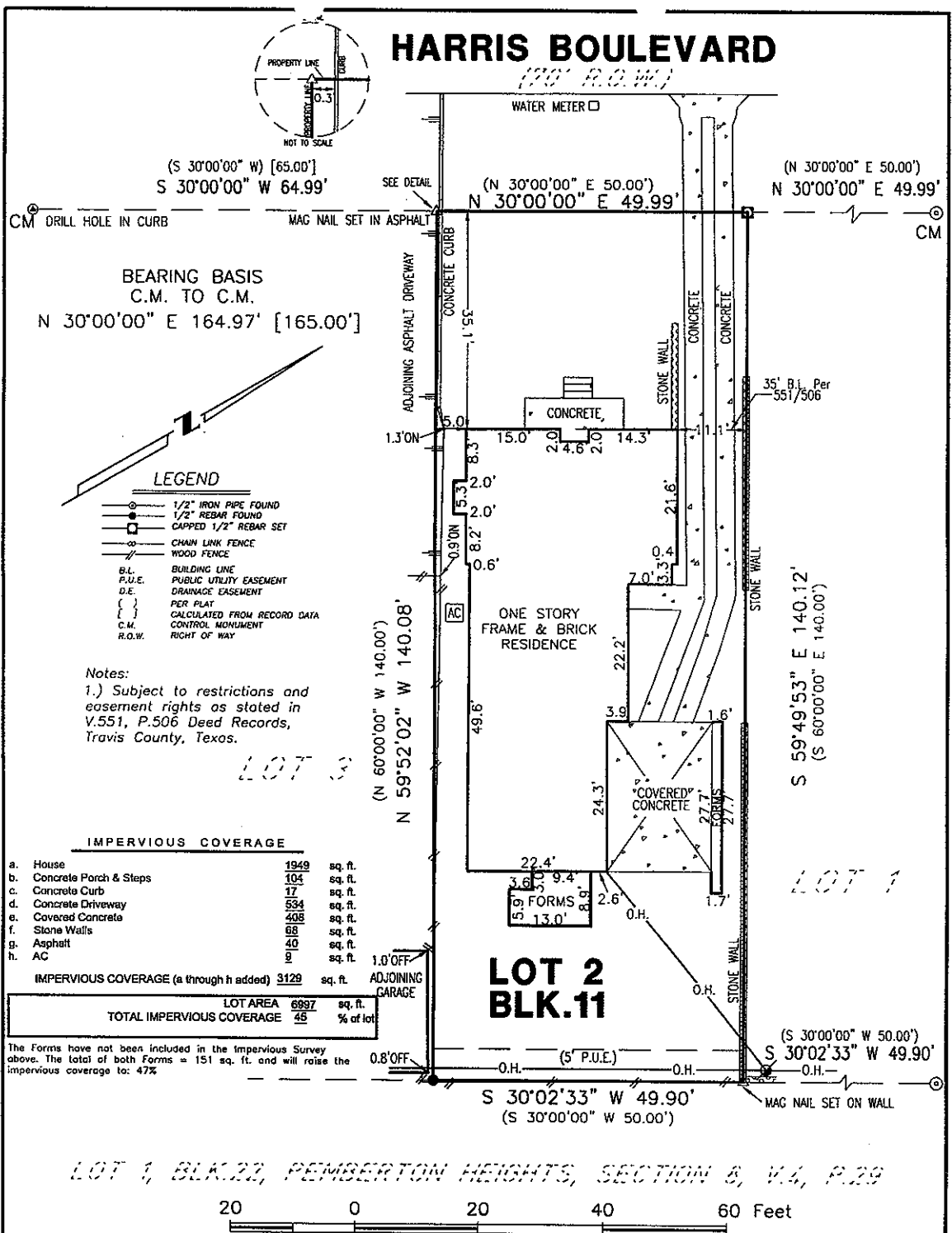
Scale 1/4" = 1'0"

New Rear Screen Porch Addition
2529 Harris Blvd.



Scale $\frac{1}{4}'' = 1'0''$

HARRIS BOULEVARD



SUBDIVISION PEMBERTON HEIGHTS, SECTION TWO AND PEMBERTON HEIGHTS, SECTION THREE

LOT: 2 BLOCK: 11 VOLUME 3 PAGE 233 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 2529 HARRIS BOULEVARD

CITY: AUSTIN REFERENCE NAME DIANNE WHITE DELSI



B&G Surveying, Inc.
Dewey H. Burris & Associates
Surveyed by: Dewey H. Burris & Associates

1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6069
Fax 512*458-9845

IMPERVIOUS SURVEY: 12-10-10
UPDATE 09/13/10
DATE 2-25-10
TITLE CO INDEPENDENCE
G.F. # 1014395-BOK
JOB # R1200810-TA
SCALE 1" = 20'

TO THE LIENHOLDER AND/OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENCE TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO
VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS
IN PLACE, EXCEPT AS SHOWN HEREON.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL
FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE
RATE MAP 0445H DATED 9-26-08. IT IS
REPRESENTED AS IN ZONE X. HOWEVER AT PRESENT
TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES
HAVE BEEN PERFORMED AND INFORMATION IS BASED
SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT
ASSUME RESPONSIBILITY AS TO ANY INFORMATION
PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT
THE PROPERTY AND/OR THE STRUCTURES THEREON
WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER
INFORMATION CONTACT YOUR FLOOD PLAN
ADMINISTRATOR.

R0901610 TA R0204810 TA

| CALCULATIONS | JUAN | 2-25-10 |
|--------------|------|----------|
| FIELD WORK | TK | 2-24-10 |
| DRAFTING | AW3 | 2-25-10 |
| FINAL CHECK | M.L. | 09/13/10 |
| CORRECTIONS | JOSE | 09/13/10 |
| IMPERV. | AW3 | 12-10-10 |